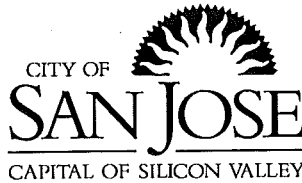


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SENT TO COUNCIL MAY 31 2007

by City Manager's Office
Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Leslye Krutko

SUBJECT: SEE BELOW

DATE: May 29, 2007

Approved

Date

5/31/07

COUNCIL DISTRICT: Citywide

INFORMATION

SUBJECT: THIRD QUARTER REPORT DETAILING ACTIVITY IN THE HOUSING DEPARTMENT'S HOUSING REHABILITATION PROGRAM

This report covers activity in the Housing Department's Rehabilitation Program for the third quarter of the 2006-2007 Fiscal Year (January 1, 2007 through March 31, 2007).

This report is presented in three parts: (1) "Program Intake" includes information related to workload associated with applications from customers for housing rehabilitation assistance; (2) "Program Completions" includes information related to construction activity; and (3) "Project Alliance" highlights activity and progress in the SNI areas and special initiatives approved by the City Council. An attachment provides a summary of the activity and budget performance.

Program Intake

- The Program's primary focus during the third quarter continues to be funding of repairs to address health and safety improvements for lower-income, owner-occupied households. During the third quarter, a total of 68 applications were approved in the amount of \$1,092,010 compared to 100 approvals for \$1,548,358 during the second quarter of the fiscal year. The program remains on target to exceed its goal of 300 units approved for the year.
- In accordance with the program changes adopted by the City Council in February 2004, and the Department's efforts to target its funds to those households with the greatest need, all 68 applications approved during the third quarter were in the lower-income category. Households in the very-low to extremely low-income ranges received 83% (\$909,510) of the total funds awarded. Excluding assistance provided to mobilehome owners, a total of 42% of the approved rehabilitation funding for the third quarter was for projects in the City's SNI areas.

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Program Completions

- During the third quarter of FY 2006-07, a total of 69 housing units completed rehabilitation. Mobilehome completions accounted for 48 units of this total, with single-family residences representing the remaining 21 units completed.
- At the end of the third quarter, there were a total of 328 active construction projects. Active projects are housing units that have been inspected, are out to bid, or are under construction.

SNI Multi-Family Demonstration/Special Projects (Project Alliance)

- **Hoffman-Via Monte (HVM):** The Phase II Demonstration Project in the Hoffman-Via Monte neighborhood is currently under way. A total of 10 buildings with 40 housing units were identified to receive exterior paint, landscape, handrails, windows and driveway improvements. Three of the nine buildings in Phase II are complete with the remaining seven currently under construction. All Phase II projects are expected to be complete by June 2007.
- **Burbank-Del Monte:** Phase II improvements at the Richmond-Menker apartment complex are now complete. Using funds provided under the Workforce Housing Program (Proposition 46), the Project Implementation Team completed asphalt repairs and seal coating to the parking areas and driveways. In addition, structural tree pruning in the common areas was also completed. The balance of the Workforce Housing Program funds is expected to be spent on remaining exterior improvements by the end of the fiscal year.
- **Project Alliance:** Project Alliance staff is proceeding with implementation of exterior design improvements in the Jeanne/Forestdale, Virginia/King, and Roundtable Drive multi-family neighborhoods. Staff is currently arranging a meeting with the respective property owners from each project area to present the preliminary plans and assess the individual owners and intent to participate in this neighborhood revitalization project. Construction on the Roundtable Drive project is anticipated to start this summer.

Please let me know if you have any questions concerning the above report.


LESLEYE KRUTKO
Director of Housing

Attachment

REHABILITATION PROGRAM PRODUCTION

FY 2006-2007

Rehab Project Intake

| | 1st Quarter | 2nd Quarter | 3rd Quarter | 4th Quarter | Year Totals | 2005-06 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| <i>No. of Rehab Loans and Grants Approved:</i> | 74 | 100 | 68 | | 242 | 337 |
| <i>Units in Approved Rehab Loans & Grants:</i> | 74 | 100 | 68 | | 242 | 361 |
| <i>Total \$ in Approved Loans/Grants:</i> | \$1,343,589 | \$1,548,358 | \$1,092,010 | | \$3,983,957 | \$4,870,325 |
| <i>\$ Amount Approved in SNI Areas*:</i> | \$432,500 | \$327,051 | \$272,700 | | \$1,032,251 | \$1,657,015 |
| <i>% of Funds Approved in SNI Areas*:</i> | 68% | 43% | 42% | | 54% | 60% |

Rehab Project Completions

Number of Rehab Projects Completed:

SNI Areas
Other Areas
Mobilehomes

| | | | | | |
|----|----|----|--|-----|-----|
| 65 | 63 | 69 | | 197 | 227 |
| 10 | 11 | 7 | | 28 | 58 |
| 11 | 13 | 14 | | 38 | 55 |
| 44 | 39 | 48 | | 131 | 114 |

Units in Completed Rehab Projects

| | | | | | |
|----|----|----|--|-----|-----|
| 65 | 63 | 69 | | 197 | 305 |
|----|----|----|--|-----|-----|

No. of Emergency Projects Completed

| | | | | | |
|---|---|---|--|----|----|
| 3 | 4 | 4 | | 11 | 34 |
|---|---|---|--|----|----|

No. of Active Construction Projects

| | | | | | |
|-----|-----|-----|--|--|-----|
| 299 | 186 | 328 | | | n/a |
|-----|-----|-----|--|--|-----|

Project Alliance Completions

| | | | | | |
|---------------------------|---|----|---|--|----|
| <i>Projects Completed</i> | 0 | 4 | 1 | | 5 |
| <i>Units Completed</i> | 0 | 16 | 4 | | 20 |

* Per Council Policy, does not include \$ spent on mobile homes